167.0	0002	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,025,400 / 1,025,400
					USE VALUE:	1,025,400 / 1,025,400
					ASSESSED:	1,025,400 / 1,025,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GLANZ-BERGER JARED &	
Owner 2:	GARFIELD JENNIFER & BERGER	
Owner 3:	RICHARD & GLANZ ELEN	
Street 1:	29 FLORENCE AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	ADAMS MARIANNE J/ETAL -
Owner 2:	JACKSON ANDREW M -
Street 1:	29 FLORENCE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 10,713 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Wood Shingle Exterior and 2902 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10713.000	500,700	5,700	519,000	1,025,400
Total Card	0.246	500,700	5,700	519,000	1,025,400
Total Parcel	0.246	500,700	5,700	519,000	1,025,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 353.30 | /Parcel: 353.3

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 110310

GIS Ref

GIS Ref

Insp Date 07/21/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 167.0-0002-0004.0

!12899!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	500,600	5700	10,713.	519,000	1,025,300	1,025,300	Year End Roll	12/18/2019
2019	101	FV	372,500	5700	10,713.	519,000	897,200	897,200	Year End Roll	1/3/2019
2018	101	FV	385,100	5700	10,713.	459,700	850,500	850,500	Year End Roll	12/20/2017
2017	101	FV	385,100	5700	10,713.	385,500	776,300	776,300	Year End Roll	1/3/2017
2016	101	FV	355,300	5700	10,713.	385,500	746,500	746,500	Year End	1/4/2016
2015	101	FV	335,000	5700	10,713.	333,600	674,300	674,300	Year End Roll	12/11/2014
2014	101	FV	335,000	5700	10,713.	322,500	663,200	663,200	Year End Roll	12/16/2013
2013	101	FV	335,000	5700	10,713.	306,900	647,600	647,600		12/13/2012

PRINT

Date	Time
12/11/20	02:55:28

LAST REV

Date	Time
08/09/18	09:56:09

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12899

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ADAMS MARIANNE	65894-285		8/11/2015		875,000	No	No		
POIRIER EDWARD	26409-445		6/17/1996		285,000	No	No		Y

USER DEFINED

Prior Id # 1:	110310
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/2/2000	781	Redo Kit	39,000	C				REMODEL KITCHEN AN
10/14/1997	611	Manual	3,000					REPAIR PORCH
6/25/1996	282	Manual	8,000					ROOF/WINDOWS/RE-BA

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2018	MEAS&NOTICE	HS	Hanne S
8/25/2016	Sales Review	PT	Paul T
3/12/2009	Inspected	189	PATRIOT
11/10/2008	Measured	336	PATRIOT
1/14/2000	Inspected	264	PATRIOT
1/7/2000	Missed Appt.	276	PATRIOT
12/14/1999	Mailer Sent		
12/13/1999	Measured	163	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10713		Sq. Ft.	Site		0	70.	0.69	8									518,975						519,000	

Total AC/HA: 0.24594 | Total SF/SM: 10713 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 518,975 | Spl Credit | Total: 519,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	MAUVE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.08600116
Const Adj.:	1.01989794
Adj $ / SQ:	138.451
Other Features:	89250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	561298
Depreciation:	60620
Depreciated Total:	500678

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9		BRs: 4		Baths: 1			HB				

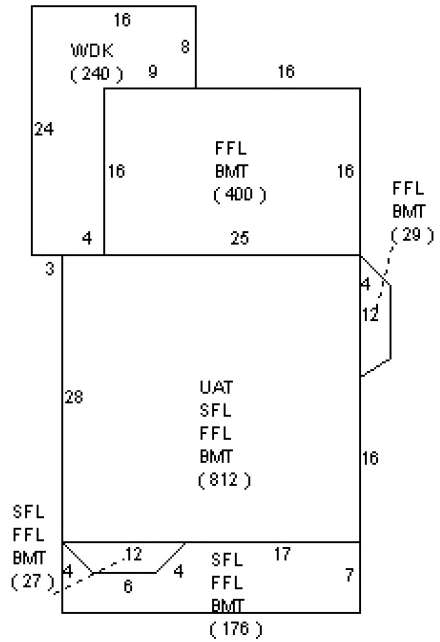
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2000
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	152.30
Special Features:	0	Val/Su Net:	116.58
Final Total:	500700	Val/Su SzAd	207.91

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,444	49.630	71,673
FFL	First Floor	1,444	138.450	199,924
SFL	Second Floor	964	138.450	133,502
WDK	Deck	240	10.370	2,489
UAT	Upper Attic	203	66.180	13,434

Net Sketched Area:	4,295			Total:	421,022
Size Ad	2408.2499	Gross Are	4955	FinArea	2902

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	
SFL	95				
UAT	100	RRM	30		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

167.0-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	21X22	A	AV	1940	20.41	T	40	101			5,700			5,700
2	Frame Shed	D	Y	1	5X5	A	AV	2010	0.00	T	7.2	101						

More:	N	Total Yard Items:	5,700	Total Special Featues:	Total: 5,700